



TOWN OF LOOMIS
ACTION MINUTES
CONTINUED MEETING LOOMIS TOWN COUNCIL AND QUARTERLY
WORKSHOP LOOMIS TOWN COUNCIL & PLANNING COMMISSION
LOOMIS TOWN HALL
6140 HORSESHOE BAR ROAD, SUITE K
LOOMIS, CA 95650

TUESDAY

APRIL 17, 2007

7:00 P.M. – 9:00 P.M.

1. CALL TO ORDER Call to order by Mayor Millward at 7:05 p.m.

2. CEREMONIAL MATTERS None

3. ROLL CALL:

Present:

Mayor Millward
Councilmember Kelley
Councilmember Ucovich

Absent:

Councilmember Morillas
Councilmember Scherer

All items on the agenda will be open for public comment. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a five-minute time limit. The Mayor has the discretion of limiting the total discussion time for an item.

4. PUBLIC COMMENT: This time is reserved for those in the audience who wish to address the Town Council on subjects that are not on the Agenda. The audience should be aware that the Council may not discuss details on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker is five minutes. The Mayor has the discretion of limiting the total discussion time for an item. No public comment.

CONTINUED COUNCIL MEETING 7:00PM – 7:30PM

5. GENERAL PLAN ZONE CHANGES AND ZONE USE CHANGES ALONG SIERRA COLLEGE BLVD THROUGH TOWN

Discuss and decide if the Planning Commission and staff should proceed with an amendment to the General Plan and Zoning Code to change certain residential zones to commercial zones and change certain uses within zones

Recommended action: Discuss and decide if the Planning Commission and staff should proceed with a General Plan zone change evaluation for lands along Sierra College Blvd

Public comment:

Mike Hogan, 3131 Humphrey Road, pointed out that the Sierra College corridor should be studied to see what kinds of development shield Loomis from the traffic on Sierra College Boulevard

Jean Wilson, 4301 Barton Road, stated the following:

- as traffic increases the concern is the noise factor
- should we allow other uses that help preserve the rural character

Roger Smith, 6755 Wells Avenue, stated the following:

- reminded the Council that the Open Space Committee's report did identify Sierra College Boulevard in that area as one of several special roadways coming into the Town and maybe preserving some kind of rural corridor
- suggested identifying a certain length of Sierra College that could be allowed to go commercial but not all the way to the Town limits

Kai Krenke, 5397 Brace Road, stated the following:

- Asked why spend the Town money when Sierra College will basically take care of itself with the State doing improvements and Bickford Ranch coming in
- It might be wise to pick and choose certain properties that might lend themselves to up-zoning

Betty Rose, 3921 Sierra College Boulevard, stated the following:

- she has leased her property to a trucking business for 25 years and now she understands that it is not zoned for that
- she lived next to the railroad track on the East side of Sierra College Boulevard
- she would like to continue leasing the business

Greg Obranovich, 3661 Bankhead Road, stated he was in favor of keeping the zoning the same with the exception of the specific properties where the property owners have come forward requesting the zone change.

Following further discussion on the matter, a motion was made to send the requests for zoning and use changes, when they apply, to the Planning Commission. On motion by Councilmember Ucovich, seconded by Councilmember Kelley and passed by the following roll call vote:

Ayes: Kelley, Millward, Ucovich

Noes: None

Absent: Morillas, Scherer

A motion was made to adjourn at 7:32 p.m. On motion by Councilmember Ucovich, seconded by Councilmember Kelley and passed by voice vote.

JOINT COUNCIL AND PLANNING COMMISSION WORKSHOP 7:30PM – 9:00PM

The Joint Workshop was called to order by Mayor Millward at 7:33 p.m.

ROLL CALL:

COUNCIL

Present:

Mayor Millward
Councilmember Kelley
Councilmember Ucovich

Absent:

Councilmember Morilla
Councilmember Scherer

PLANNING COMMISSION

Present:

Chairman Obranovich
Commissioner Arisman
Commissioner Hogan
Commissioner Thew
Commissioner Wilson

6. DEVELOPMENT PLANNING NORTH AND SOUTH SIDE I-80

The following was discussed:

- an economic retail study (to know how much retail the Town can support)
- architectural theme for Loomis such as early American fruit sheds
- roadside rural appearance
- storm water management issues are critical
- walking/biking connections
- the Horseshoe Bar Road/Interstate 80 interchange needs to be improved
- will the studies help the businesses downtown
- parking downtown is an issue
- need to make the downtown attractive
- get input from community meetings

Tom Lumbrazo, project manager for Loomis Market Place (Turtle Island) property, stated the following:

- they are doing their own studies
- there would be extensive tree mitigation
- they will leave the trees instead, which will leave about 20 to 30 acres undeveloped
- the infrastructure can be addressed
- will be submitting an application in about two months
- they don't need the interchange improved for their project

Roger Smith, 6755 Wells Avenue, stated the following:

- the Turtle Island property and the property behind Raley's are mentioned in the Open Space Committee report
- they both are unique properties and have great wooded areas
- he is pleased to hear Environmental Impact Reports will be required to make sure it is done right

Todd Lowell, developer for North side property next to Raley's, stated the following:

- their application will be a volume of studies they have done
- he views his project as part of the existing core of Loomis where there is a unique greenfield
- they will have a dynamic mixed use that is very pedestrian oriented
- they will do an Environmental Impact Report and hope to have it under construction by 2009

7. PARK PLANNING

The following was discussed:

- the Town needs more parks and funds to maintain the parks
- they need a park in the downtown core
- could set up Lighting & Landscaping districts
- a skate park by the railroad would be expensive but well spent
- the depot needs to be completed

Roger Smith stated the following:

- parks don't need basketball courts and ball diamonds
- suggested putting in place a plan and funding for parks
- small tot lots are valuable

8. CONSIDER HAVING TWO JOINT MEETINGS PER YEAR RATHER THAN FOUR

Council and Planning Commission agreed to have two joint meetings per year.

9. FUTURE AGENDA ITEMS (discuss and determine)

10. ADJOURNMENT

Mayor Millward stated there was no further business and adjourned at 9:30 p.m.

Mayor

Town Clerk